

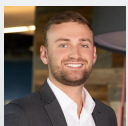
CONCENTRA URGENT CARE

12,625 SF | \$1,995,000

2900 F ST, OMAHA, NE 68107



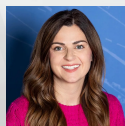
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OFFERING SUMMARY

SALE PRICE:	\$1,995,000
Building Size:	12,625 SF
Price / SF:	\$158.02
Lot Size:	0.83 Acres
Property Type:	Medical
Year Built:	1967
Zoning:	GI
NOI:	\$147,567
Cap Rate:	7.5%

PROPERTY OVERVIEW

Concentra is the largest occupational health provider in the United States, operating a nationwide network of medical centers focused on workplace injury care, physical exams, drug testing, and employer health services. They primarily serve employers, insurance carriers, and third-party administrators.

PROPERTY HIGHLIGHTS

- Strategic corner location with strong visibility
- Convenient interstate access
- Recently updated front facade, roof, windows, signage, and interior paint
- Long term tenancy - 25+ years

DEMOGRAPHICS

POPULATION	3 MILES	5 MILES	10 MILES
Total Population	116,162	253,120	595,943
Total Households	45,432	100,770	237,463
Average HH Income	\$72,050	\$81,033	\$90,752

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CONCENTRA URGENT CARE

2900 F ST, OMAHA, NE 68107

BUILDING INFORMATION

Building Size	12,625 SF
Number Of Floors	1
Year Built	1967
Roof	2025
Facade	2025
Interior Paint	2025
Exterior Signage	2025
Windows	2024

PARKING & TRANSPORTATION

Parking Type	Surface
Parking Lot Repairs	2025

SITE INFORMATION

County	Douglas
Zoning	GI
Lot Size	0.83 Acres
Number Of Buildings	1
Location Description	Off of 29th & F St

UTILITIES & AMENITIES

Power	Yes
Power Description	Need
Gas / Propane	Yes
Gas Description	MUD

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CONCENTRA URGENT CARE

Rent Commencement: 1998

Lease Type: NNN

Rent Increases: Yes

Options: One (1) Five (5) Year Option

2026 Base Rent: \$147,419.31

Concentra is one of the nation's leading providers of occupational health services, operating a national network of medical centers dedicated to workforce health and urgent care. Founded in 1979, the company partners with employers across a wide range of industries to provide efficient, high-quality medical care that helps employees return to work safely and quickly.



Concentra's centers provide a full suite of occupational health and urgent care services, including treatment for workplace injuries, physical therapy, drug and alcohol testing, physical examinations, and preventive health screenings. These services are delivered by experienced physicians, nurse practitioners, physician assistants, and physical therapists who specialize in occupational medicine and workforce wellness.

Today, Concentra operates hundreds of medical centers across the United States and serves thousands of employers nationwide, making it the largest provider of occupational health services in the country. Its established brand, national footprint, and long-standing employer partnerships position Concentra as a stable, essential healthcare provider within the communities it serves.

RENT SCHEDULE			
MONTHS	BASE RENT/SF	ANNUAL BASE RENT	EST. OPERATING EXPENSES/SF
4/1/2024-3/31/2025	\$11.09	\$139,996.32	\$2.50
4/1/2025-3/31/2026	\$11.46	\$144,639.10	\$2.58
4/1/2026-3/31/2027	\$11.75	\$148,346.02	\$2.65
4/1/2027-3/31/2028	\$12.04	\$152,012.04	\$2.73
4/1/2028-3/31/2029	\$12.30	\$155,339.37	\$2.81

**5 year renewal option at Fair Market Rent*

2900 F ST
RETAILER MAP



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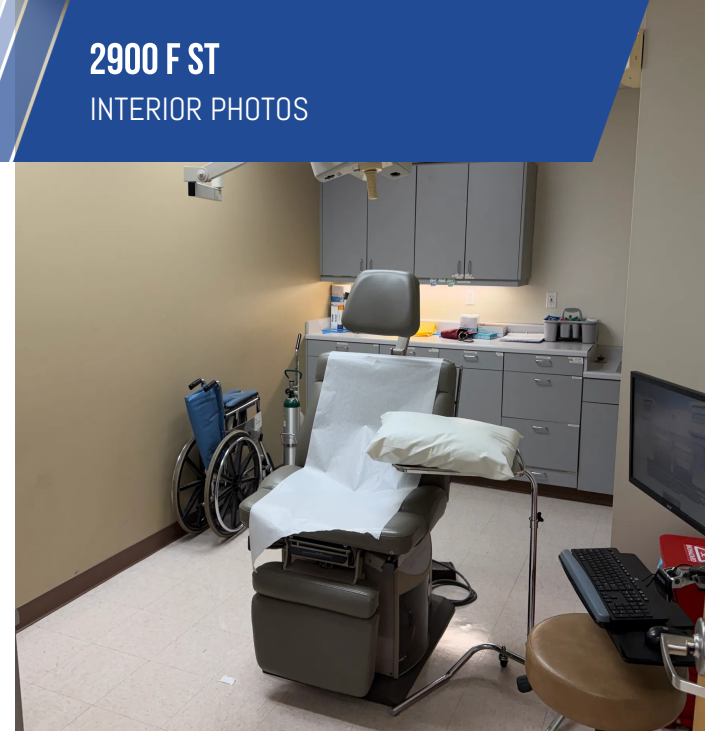
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2900 F ST INTERIOR PHOTOS



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